101.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,800 /	772,800
					USE VALUE:	772,800 /	772,800
					ASSESSED:	772,800 /	772,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATHAWAY BENJAMIN & KARINA
Owner 2:	
Owner 3:	
Street 1:	43 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONTINI KELLY ANNE -
Owner 2:	-
Street 1:	43 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,040 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1682 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9040.000	289,000		483,800	772,800
Total Card	0.208	289,000		483,800	772,800
Total Parcel	0.208	289,000		483,800	772,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.45 | /Parcel: 459.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65048

GIS Ref

GIS Ref

Insp Date 09/17/18

!8081!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,000	0	9,040.	483,800	772,800	772,800	Year End Roll	12/18/2019
2019	101	FV	228,000	0	9,040.	483,800	711,800	711,800	Year End Roll	1/3/2019
2018	101	FV	228,100	0	9,040.	414,700	642,800	642,800	Year End Roll	12/20/2017
2017	101	FV	228,100	0	9,040.	387,100	615,200	615,200	Year End Roll	1/3/2017
2016	101	FV	223,000	0	9,040.	331,800	554,800	554,800	Year End	1/4/2016
2015	101	FV	209,500	0	9,040.	297,200	506,700	506,700	Year End Roll	12/11/2014
2014	101	FV	209,500	0	9,040.	275,100	484,600	484,600	Year End Roll	12/16/2013
2013	101	FV	209,500	0	9,040.	262,300	471,800	471,800		12/13/2012

PRINT

Date	Time
12/10/20	22:40:07

LAST REV

Date	Time
10/03/18	13:56:02

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8081

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTINI KELLY A	1495-75		8/19/2016		707,500	No	No		
SMILGIS ALFRED/	1113-109		7/16/1993		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	65048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/1994	431	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/14/2009	Meas/Inspect	372	PATRIOT
2/14/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
8/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9040		Sq. Ft.	Site		0	70.	0.76	4									483,839						483,800	

Total AC/HA: 0.20753 | Total SF/SM: 9040 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,839 | Spl Credit | Total: 483,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27425671
Const Adj.:	0.99989998
Adj $ / SQ:	133.784
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355014
Depreciation:	66033
Depreciated Total:	288981

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2				HB			

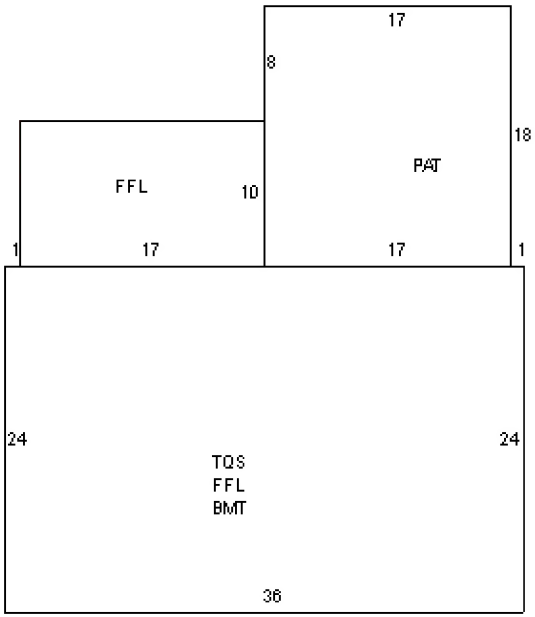
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.78
Special Features:	0	Val/Su Net:	101.33
Final Total:	289000	Val/Su SzAd	171.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	133.780	138,332
BMT	Basement	864	40.140	34,677
TQS	3/4 Story	648	133.780	86,692
PAT	Patio	306	3.480	1,063
	Net Sketched Area:	2,852	Total:	260,764
Size Ad	1682	Gross Are	3068	FinArea 1682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	2016	0.00	T	1.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	